



Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Linkon Tree Removal
LOCATION:	611 97 th PI SE
FILE NUMBERS:	21-110944-LO
PROPONENT:	Josh Petter, Tree Solutions, Inc.
DESCRIPTION OF PROPOSAL: Proposal to snag an existing 28-inch deodar cedar, removal and management of invasive species, and installation native mitigation planting within a steep slope critical area.	

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 12/16/2021

APPEAL DATE: 12/30/2021

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Reilly Pittman

Issued By: Acting Planning Manager **for** Date: December 16, 2021
Elizabeth Stead, Environmental Coordinator
Development Services Department



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name:	Linkon Tree Removal
Proposal Address:	611 97th PI SE
Proposal Description:	Critical Areas Land Use Permit Vegetation Management Plan approval to snag an existing 28-inch Deodar cedar and install native mitigation planting within a steep slope critical area. The proposal includes removal and management of invasive species within the management area.
File Number:	21-110944-LO
Applicant:	Josh Petter, Tree Solutions, Inc.
Decisions Included:	Critical Areas Land Use Permit (Process II. LUC 20.30P)
Planner:	David Wong , Planner
State Environmental Policy Act Threshold Determination:	Determination of Non-Significance <i>Reilly Pittman, Acting Planning Manager</i> <hr/> Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	Approval with Conditions <i>Reilly Pittman, Acting Planning Manager</i> <hr/> Elizabeth Stead, Land Use Director Development Services Department
Application Date:	June 6, 2021
Notice of Application Publication Date:	August 12, 2021
Decision Publication Date:	December 16, 2021
Project/SEPA Appeal Deadline:	December 30, 2021

For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

**I. Vegetation Management Plan Performance Standards
LUC 20.25H.055.C.3.v.i**

(A) Is the Vegetation Management Plan prepared by a qualified professional?

Yes ☒ or No ☐

Describe: The vegetation management plan has been prepared by Josh Petter of Tree Solutions, Inc., an ISA Board Certified Master Arborist and Qualified Professional.

(B) Does the Vegetation Management Plan include the following?

(1) A description of existing site conditions, including existing critical area functions and values;

Yes ☒ or No ☐

Describe: The proposed vegetation management area is located within an isolated steep slope area that is heavily impacted by past site development, which includes single-family development, site grading, and landscape improvements. Non-native invasive and horticultural species coverage has also been identified in the VMP area. The existing Deodar cedar (*Cedrus deodara*) provides various functions and values including slope stabilization, stormwater dissipation, urban cooling, air quality improvements, and carbon sequestration.

(2) A site history;

Yes ☒ or No ☐

Describe: The site contains a 3,410 SF single-family residence that was constructed in 1984. Grading associated with the single-family residence and site engineering created an isolated steep slope that has been maintained with residential landscaping typical of the Pacific Northwest.

(3) A discussion of the plan objectives;

Yes ☒ or No ☐

Describe: The proposal addresses topping and crown failure that have occurred within the subject tree while allowing for functions and values to be retained and improved through snagging, mitigation planting, and invasive species management.

(4) A description of all sensitive features;

Yes ☒ or No ☐

Describe: The site contains a steep slope critical area, 50-foot steep slope buffer, and 75-foot structure setback.

(5) Identification of soils, existing vegetation, and habitat associated with species of local importance present on the site;

Yes ☒ or No ☐

Describe: The site contains Kitsap silt loam (KpD) soils per NRCS mapping. Vegetation

primarily consists of ornamental landscaping typical of the Pacific Northwest and English ivy (*Hedera helix*).

(6) Allowed work windows;

Yes ☒ or No ☐

Describe: The work is proposed to occur outside of rainy season and includes a mitigation planting window between October-April to ensure survival and successful establishment.

(7) A clear delineation of the area within which clearing and other vegetation management practices are allowed under the plan; and

Yes ☒ or No ☐

Describe: The site plan and mitigation identify the work limit where vegetation management operations will occur. No work is proposed to occur outside of the defined limit.

(8) Short- and long-term management prescriptions, including characterization of trees and vegetation to be removed, and restoration and revegetation plans with native species, including native species with a lower growth habit. Such restoration and revegetation plans shall demonstrate that the proposed Vegetation Management Plan will not significantly diminish the functions and values of the critical area or alter the forest and habitat characteristics of the site over time.

Yes ☒ or No ☐

Describe: The plan contains a description and discussion of the work proposed including details for snag creation, vegetation replanting, and invasive species management. This work is directly in line with the functions and values discussed within the VMP and are further supported by accountability measures including a 5-year performance standards and maintenance and monitoring plans. The VMP is expected to increase species diversity, reduce non-native invasive coverage, improve stormwater quality, and provide habitat options for local species. See Section VI for conditions of approval related to mitigation, maintenance, and monitoring.

(C) Would any proposed tree removal result in a significant impact to habitat associated with species of local importance?

Yes ☐ or No ☒

Describe: No species of local importance have been identified on or utilizing the site. Tree snagging operations will consist of cuts intended to mimic natural failure, and large woody debris is proposed to be left on-site to provide other habitat opportunities.

If yes, can the impacted function be replaced elsewhere within the management area subject to the plan?

Yes ☐ or No ☐

Describe:

In no event may a tree or vegetation which is an active nest site for a species of local importance be removed pursuant to this subsection.

(D) Is the area under application subject to any applicable neighborhood restrictive covenants that address view preservation or vegetation management? The existence of and provisions of neighborhood restrictive covenants shall not be entitled to any more or less weight than other reports and materials in the record.

Yes ☐ or No ☒

If yes, describe: No restrictive covenants have been identified or disclosed.

II. Public Notice and Comment

Application Date:	June 6, 2021
Public Notice (500 feet):	August 12, 2021
Minimum Comment Period:	August 26, 2021

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 12, 2021. It was mailed to property owners within 500 feet of the project site. No comments have been received from the public as of the writing of this staff report.

III. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The attached Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

IV. Critical Areas Land Use Permit Decision Criteria LUC 20.30P.140

The Director may approve or approve with modifications an application for a Critical Areas Land Use Permit if:

- A. The proposal obtains all other permits required by the Land Use Code; and
Yes ☒ or No ☐

Describe: The proposal will be required to obtain a Clearing & Grading Permit to execute proposed work. See Section VI of this report for conditions of approval related to required permitting.

- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and

Yes ☒ or No ☐

Describe: The VMP has been design based on the specific functions and values of the steep slope and buffer and of steep slopes and buffers of the greater vicinity and includes provisions to avoid unnecessary impacts to the slope and slope buffer.

- C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and

Yes ☒ or No ☐

Describe: The proposal incorporates the performance standards of LUC 20.25H.055.C.3.i.vi (Vegetation Management Plan – Other Uses), as discussed in Section I of this report, and LUC 20.25H.125 (Performance Standards – Landslide hazards and steep slopes). The proposal avoids topographic modification of the steep slope; retains slope stability and habitat provided by the deodar cedar through snagging; and provides compensatory native planting commonly found within steep slopes and steep slope buffers.

- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and

Yes ☒ or No ☐

Describe: The site is currently service by public facilities, fire protection, and utilities, and no increase in need of these services is expected.

- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and

Yes ☒ or No ☐

Describe: A mitigation plan in accordance with LUC 20.25H.210 has been included in this proposal and includes native planting to off-set minor impacts from tree snagging. See Section VI of this report for conditions of approval related to mitigation requirements and plans.

- F. The proposal complies with other applicable requirements of this code.

Yes ☒ or No ☐

Describe: The proposal has been reviewed by Land Use, Clearing & Grading, and Utilities departments for compliance with applicable codes. Compliance with this approval, the attached conditions, and applicable codes will be verified under the review of the required Clearing & Grading permit. See Section VI for conditions of approval related to required Clearing & Grading Permit.

V. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the vegetation management plan within the steep slope critical area at the 611 97th PI SE.

Note- Expiration of Approval: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Clearing and Grading Permit or other necessary development permits within one year of the effective date of the approval.

VI. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Janney Gwo, 425-452-6190
Land Use Code- BCC 20.25H	David Wong, 425-452-4282
Utilities Code- BCC 24	Jason Felgar, 425-452-7851

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

1. Clearing & Grading Permit: The approval of this permit is not a substitute for a development permit and does not allow for work to occur on-site. A Clearing & Grading Permit is required, and the application materials shall conform to the conceptual plans and scope of work contained within this proposal.

Authority: Land Use Code 20.30P.140
Clearing & Grading Code 23.76.035
Reviewer: David Wong, Land Use
Janney Gwo, Clearing & Grading

2. Mitigation Plan: A mitigation plan conforming to the conceptual mitigation plan included with this application and in conformance with mitigation plan requirements of the Critical Areas Ordinance shall be included with Clearing & Grading Permit application.

Authority: Land Use Code 20.25H.125.J
Reviewer: David Wong, Land Use

2. Maintenance and Monitoring: A final maintenance and monitoring plan conforming to sheet L-4 of the VMP shall be included with the Clearing & Grading Permit application. Annual reporting shall be submitted to the City prior to the conclusion of the growing season, or by October 31st, for each of the five years the VMP area is subject to monitoring to verify conformance with the performance standards and goals on sheet L-4. Annual reports shall be emailed to:

David Wong, Senior Land Use Planner
DWong@Bellevuewa.gov

Authority: Land Use Code 20.25H.220.D
Reviewer: David Wong, Land Use



Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Tree Removal
2. Name of applicant Steve Linkon
3. Contact person Josh Petter Phone Josh@treesolutions.net
4. Contact person address 2940 Westlake Ave N #200, Seattle, WA 98004
5. Date this checklist was prepared 6/16/2021
6. Agency requesting the checklist city of Bellevue

7. Proposed timing or schedule (including phasing, if applicable)

Summer into Fall, see replanting plan

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Arborist report and replanting plan detail the creation of a wildlife habitat snag and replanting with native plant species.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

no

11. List any government approvals or permits that will be needed for your proposal, if known.

none known

Critical Areas Land Use Permit
Clearing & Grading Permit

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project involves the creation of a wildlife habitat snag of a previously topped deodar cedar. This tree canopy covers approximately 2000 square feet on a steep slope in Bellevue, WA. The tree is proposed for removal in fall or summer and replanting would occur in the late fall or early winter.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

611 97th PI SE, Bellevue, WA 98004. See replanting plan for more specific location of tree, which is on the eastern side of the house

Environmental Elements

Earth

1. General description of the site:

- ☐ Flat
- ☐ Rolling
- ☐ Hilly
- ☒ Steep Slopes
- ☐ Mountainous
- ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 40

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Kitsap silt loam. No soil disturbance is proposed

Alderwood gravelly sandy loam (AgC)

Kitsap silt loam (KpD)

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

none observed

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

No grading or fill proposed. Small planting holes will be created to replace the lost vegetation.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No major erosion anticipated, very small amount may occur when creating planting holes.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No increase in impervious surfaces

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Coir fabric and woodchips will be placed over any bare soil
Erosion control regulated by BCC 23.76

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions would be primarily from a chainsaw and wood chipper

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

none anticipated

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

none proposed

Water

1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is no surface water in the immediate vicinity of the site

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Vegetation will be replaced to provide comparable stormwater mitigation.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials are anticipated

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns are not anticipated to change substantially once new vegetation has established

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

Pockets of wood will be left on the slope along with woodchips to help reduce any increase in runoff while plants are becoming established.

Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other _____
- ☒ evergreen tree: fir, cedar, pine, other _____
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- ☐ water plants: water lily eelgrass, milfoil, other _____
- ☐ other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

One deodar cedar will be removed

3. List any threatened and endangered species known to be on or near the site.

None observed

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Replanting a nonnative tree (deodar cedar) with two native trees: cascara and shore pine. Additional native shrubs will be added.

5. List all noxious weeds and invasive species known to be on or near the site.

There is invasive ivy that is proposed for removal.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☐eagle, ☒songbirds, ☐other _____

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other _____

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

2. List any threatened and endangered species known to be on or near the site.

None observed

3. Is the site part of a migration route? If so, explain.

No

Yes, Pacific Flyway

4. Proposed measures to preserve or enhance wildlife, if any.

Replacement of nonnative vegetation with multiple layers of native vegetation.

5. List any invasive animal species known to be on or near the site.

none observed.

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Gas

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

none are included

Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None anticipated

- a. Describe any known or possible contamination at the site from present or past uses.

None

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- d. Describe special emergency services that might be required.

None

- e. Proposed measures to reduce or control environmental health hazards, if any.

None

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

some traffic in the area
Noise regulated by BCC 9.18

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

There would be noise during the tree removal from a chainsaw and wood chipper

- c. Proposed measures to reduce or control noise impacts, if any.

none feasible

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The area is a residential neighborhood. It will temporarily affect adjacent properties by creating noise.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

There is a single-family home on the site.

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-1.8

6. What is the current comprehensive plan designation of the site? Single family **SF-L**

7. If applicable, what is the current shoreline master program designation of the site?

None

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

yes there is a steep slope designation from the city to the east of the house

9. Approximately how many people would reside or work in the completed project? 2

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

No changes will occur occupancy; no displacement will occur

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This plan will comply with revegetation

13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

not applicable, this is not near agriculture or forest lands

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

not applicable, no change in housing

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

not applicable, no change in housing

3. Proposed measures to reduce or control housing impacts, if any.

not applicable, no impacts

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

not applicable, no new structure

2. What views in the immediate vicinity would be altered or obstructed?

The view directly to the east of the tree would be altered

3. Proposed measures to reduce or control aesthetic impacts, if any

Replanting is proposed to maintain aesthetics

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

this will increase the morning light on the house on this property

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

None this is a residential area with moderate vegetation cover

4. Proposed measures to reduce or control light and glare impacts, if any.

None needed

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

None

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None needed

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No studies conducted, but no ground disturbance proposed

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Consulted the National Register of Historic Places GIS map

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

No impacts anticipated

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This street is off 97th PI SE, off of SE 7th street, both are residential streets.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The closest station is the East Main Station. There is no public transit that serves this address specifically.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

There is no change in parking spaces.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No changes to transportation will be required.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Two trips per day would be required, one in and one out of the area.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

No measures proposed.

Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

2. Proposed measures to reduce or control direct impacts on public services, if any.

None

Utilities

1. Check the utilities currently available at the site:

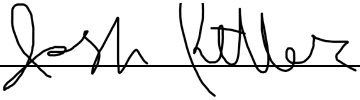
- ☒ Electricity
- ☐ natural gas
- ☒ water
- ☐ refuse service
- ☐ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Name of signee Josh Petter

Position and Agency/Organization Consulting Arborist

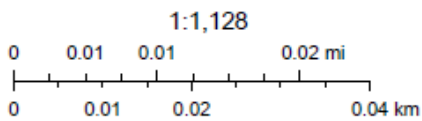
Date Submitted 6/24/2021





5/12/2021, 7:58:59 AM

Steep Slopes



Esri Community Maps Contributors, City of Bellevue, WA, King County, WA

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Size of Area under tree canopy:
Approximately 2000 sq feet

- Existing ecological functions:
- Habitat (bird, amphibian, small mammals)
 - Soil stabilization (roots)
 - Stormwater filtering, detention, infiltration (foliage and dense twigs)

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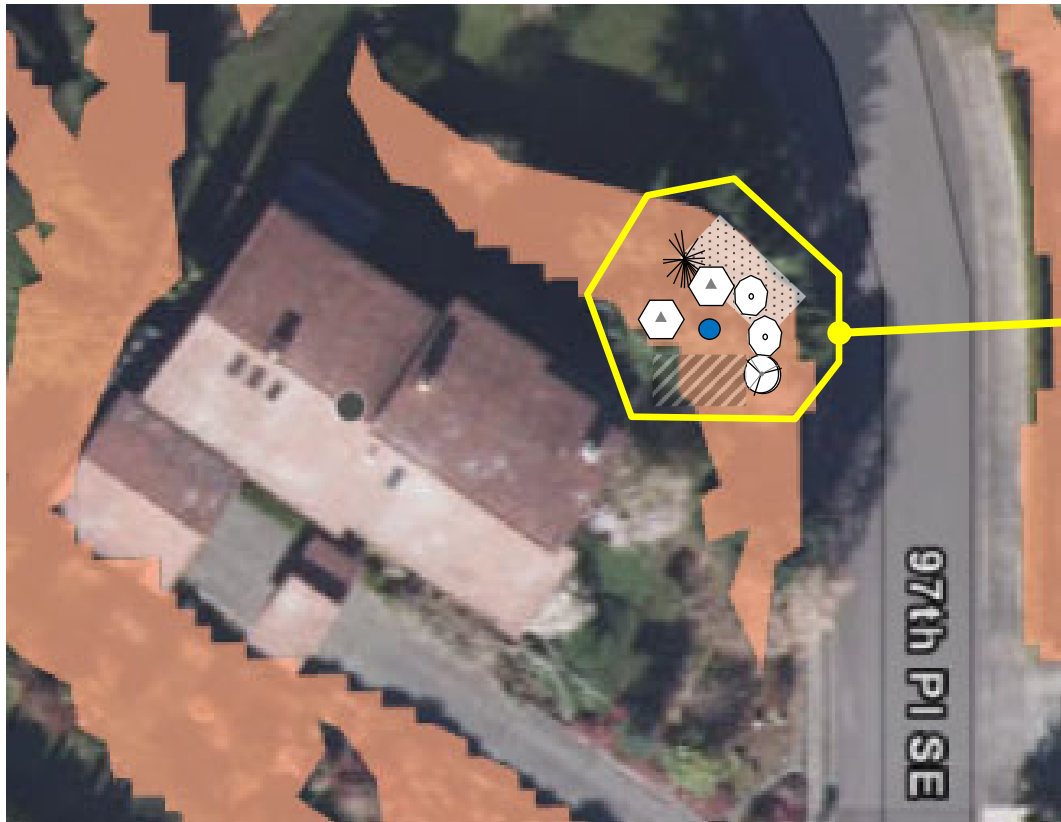
June 15, 2021

Tree ID	Botanical Name	Common Name	DSH	Health / Structure	Dripline radius (feet)	Proposed Action	Notes
1	Cedrus deodara	Deodar cedar	27.9	Good/Fair	26	Remove	Ivy climbing tree trunk; tree has been topped.

Existing Conditions







Sheet #

L-1



Yellow area is the extent of vegetation management

PLANT SCHEDULE

SYM	QTY	NAME	SCIENTIFIC NAME	SIZE	SPACING
Trees / Shrubs					
	1	Cascara	Frangula purshiana	5 gal	8' o.c.
	1	Shore pine	Pinus contorta v. contorta	5 gal	10' o.c.
	4	Ninebark	Physocarpus opulifolius	1 gal	6' o.c.
	4	Snowberry	Symphoricarpos albus	1 gal	3' o.c.
Groundcover					
	6	Oregon grape	Mahonia nervosa	1 gal	2' o.c.
	6	Sword fern	Polystichum munitum	1 gal	2' o.c.

NOTES:

- Area of disturbance / area to be replanted is approx. 2000 sq ft. of steep slope
- Leave existing native vegetation to regenerate where possible
- Reduce deodar cedar tree to a height of 10 feet, with an angled cut to mimic a natural break. Retain lateral branches at a length of 1 to 2 feet to create a more complex snag.
- Leave three 10-inch logs in contact with the ground to act as nurse logs, these should be 4 to 5 feet in length.
- Use smaller pieces of wood as wattles for planting pockets and soil/moisture retention; 4 inches of wood-chips from removal should be added around new plants.
- Remove all invasive weeds under the dripline using best management practices. The vegetation management area is outlined in yellow above.
- Plant sizes listed are ideal but based on availability. Larger quality plant material is acceptable but will require additional temporary irrigation. Smaller quality plant material acceptable if quantity is increased.
- Ninebark and snowberry shall be planted in groups of two, to create a denser coverage and more natural aesthetic.

Plan must be consistent with standard tree and vegetation plan and BMP's and conform to all Federal, State, and Local agency management requirements.



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Mitigation Plan

Sheet #

L-2

NOTES: Tree Removal and Planting

Tree Removals:

Tree 1 was topped and proposed for removal. I recommend reducing this tree to a 10-foot wildlife habitat snag. The cut should be made at an angle to mimic a natural break. The lateral branches shall be retained at a length of 1 to 2 feet to create a more interesting and complex habitat snag.

Leave three 10-inch logs in contact with the ground to act as nurse logs, these should be 4 to 5 feet in length.

Use smaller pieces of wood as wattles for planting pockets and soil/moisture retention; 4 inches of wood-chips from removal should be added around new plants.

Clearing and Grubbing Notes:

No grading activity should occur within the restoration area.

All native plants shall be left in-tact throughout the restoration area, except where noted.

Vegetation removal and planting shall be done by hand (no wheeled nor tracked equipment will be used to remove or replace vegetation). Where possible, non-invasive vegetative material shall be composted on site discreetly in one or more concentrated compost pile(s) or properly disposed of off site. Compost piles shall be not more than 3 feet high and shall not be within 15 feet of an existing retained tree.

Removal of invasive plants will be done using a combination of hand tools, hand-held power equipment, and chemical controls such as foliar herbicide spray and spot-treatments following stem cutting.

Specifically, Ivy (*Hedera* spp.) will be cleared and grubbed by hand-digging out the roots. If instability of slope precludes this grubbing, plants shall be cut at the base and chemical treatment shall be applied when the plants are actively growing. Remove invasive plant material from the site for disposal, if this is not feasible compost on-site on top of woody debris piles so that plant material is not in contact with the ground; this will prevent vegetative propagation. Once plant material is completely dry, it can be spread throughout the site as mulch material.

All herbicide use shall be performed under the supervision of a licensed pesticide applicator with a Commercial Applicator's License per WAC 16-228-1231. All on-site transport, use, and clean-up of pesticides / herbicides shall conform to regulations set forth by WAC 16-228-1220. The applicator will follow King County's noxious weed regulatory guidelines and King County's best management practices for invasive species removal using herbicide.

Basic Planting Instructions

(Partially abridged from the Seattle Standard Mitigation Plan)

Plant between mid-October and mid-December. If that is not possible, plant between mid-December and mid-April. Do not plant during dry months. No slope work should occur during periods of extreme wet weather.

Spacing is approximate and listed as distance between plants ‘on center’ (o.c.), where existing conditions allow. Adjust locations of plants if the planting hole location per the planting plan requires damaging existing tree roots or native vegetation.

Dig bowl-shaped planting holes at least twice the width of the potted plant. The hole should be just slightly shallower than that of the planted plant.

Rough up the sides of the planting hole.

Remove the plant from its container and gently loosen bound roots on the outer inch of the soil and cut roots that encircle the root ball.

Set the plant in the hole so that the top of the soil remains level with the surrounding soil. Fill the surrounding space with loose native soil. Cover any exposed roots but do not pile dirt on the stem as it can kill some plants.

Gently press the filled soil to collapse air pockets, but allow the soil to remain loose. Form a temporary water basin around each plant to encourage water collection.

Overplanting can assist in less maintenance disturbance over time by reducing number of times slope is accessed. Assuming that monitoring goals are met.

Water thoroughly.

Mulch with 4 inches of wood chips. Do not allow mulch to touch the base of the plant.

Install temporary irrigation (water bags, tree gators, drip tubing etc).Test temporary irrigation and **water plants thoroughly again**.

Maintenance:

Maintenance of the restoration site involves temporary irrigation over a **five year establishment period**. It also includes removal of invasive plant material twice annually during the dry season (July through September).



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June 15, 2021

Planting Specifications

Sheet #

L-3

TIMELINE

	Year 1 (summer)	Year 1 (fall)	Year 2	Year 3	Year 4	Year 5
Remove invasive plants: (Ivy)	Clear and grub (where possible) from restoration area; systemic herbicide as needed. Cover area with coir fabric to prevent surface erosion until planting	---	2 x remove or treat any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove or treat any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove or treat any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.	1 x remove or treat any regrowth or new seedlings (May, July). Test irrigation line and re-align in May the same time as first weeding.
Tree 1 (Reduce to wildlife habitat snag)	Reduce to 10-foot wildlife habitat snag after removing ivy	—	—	--	--	—
New trees, shrubs, ground-cover	--	Install in fall with soaker hoses laid horizontally along the slope. Use biodegradable flagging on new plants so they don't get weeded out.	Irrigation (soaker hose): May x 1 (test line) June x 2 July x 3 August x 4 September x 3	Irrigation: June x 1 July x 2 August x 3 September x 1	Irrigation: June x 1 July x 2 August x 2 September x 1	—
Temporary sediment control	Install coir blanket across slope where slope is void of vegetation. Small plants can be planted after coir fabric is laid. Blanket will deteriorate within 1 year. Establish temporary maintenance path to avoid excessive surface erosion during weeding/ planting	From pruning, keep 2-4" diameter pieces of wood for wattles and planting pockets. Keep three 10-inch logs 4 to 5 feet in length to place parallel with the slope. Use 4 inches of woodchips around new plants from tree removal to cover all bare soil.	Reinstall coir logs or woodchips as needed	--	Reinstall woodchips as necessary	Reinstall woodchips as necessary
Performance Standards and Goals	Photo documentation of tree reduction, invasive removal, and installation of coir blanket.	Photo documentation of replanting.	Photo documentation of plants. Survival rating must be 100 percent; dead plants shall be replaced. Invasives should not be present within the restoration area.	Photo documentation of plants. Survival rating must be 100 percent; dead plants shall be replaced. Invasives should not be present within the restoration area.	Photo documentation of plants. Survival rating must be 100 percent; dead plants shall be replaced. Invasives should not be present within the restoration area.	Photo documentation of plants. Survival rating must be 100 percent; dead plants shall be replaced. Invasives should not be present within the restoration area. Within 5 years 80 to 90 percent of the canopy volume should be replaced with native vegetation.



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Monitoring & Maintenance Plan

Sheet #

L-4